



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**March 31, 2017**

**Presented by: Sunstate Association Management Group, Inc.**

04/14/17

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of March 31, 2017

	<u>Mar 31, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	12,749.20
Total Operating Account	<u>12,749.20</u>
Reserve Account	
Cadence MM 8703	8,417.14
Total Reserve Account	<u>8,417.14</u>
Total Checking/Savings	21,166.34
Accounts Receivable	
Accounts Rec / Prepaid Assess	(5,364.00)
Total Accounts Receivable	<u>(5,364.00)</u>
Other Current Assets	
Undeposited Funds	460.00
Total Other Current Assets	<u>460.00</u>
Total Current Assets	<u>16,262.34</u>
<b>TOTAL ASSETS</b>	<b><u>16,262.34</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Reserve	8,417.14
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	1,014.10
Total Equity	<u>16,262.34</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>16,262.34</u></b>

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**Mango Park Homeowners Association, Inc.**  
**Revenue & Expense - Comparison Actual To Budget**  
**March 2017**

	<u>Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	1,880.00	1,880.75	(0.75)	5,640.00	5,642.25	(2.25)	22,569.00
Reserve Fees	0.00	0.00	0.00	1,260.00	1,279.00	(19.00)	5,116.00
Late Fees	(25.00)			75.00			
Reserve Interest Income	1.07			6.54			
<b>Total Income</b>	<u>1,856.07</u>	<u>1,880.75</u>	<u>(24.68)</u>	<u>6,981.54</u>	<u>6,921.25</u>	<u>60.29</u>	<u>27,685.00</u>
<b>Total Income</b>	1,856.07	1,880.75	(24.68)	6,981.54	6,921.25	60.29	27,685.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	204.67	(204.67)	0.00	614.00	(614.00)	2,456.00
Management	525.00	525.00	0.00	1,575.00	1,575.00	0.00	6,300.00
Office Expense	18.74	58.33	(39.59)	71.53	175.00	(103.47)	700.00
Professional Services	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
Social	0.00	12.50	(12.50)	0.00	37.50	(37.50)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	15.25	46.00	61.00
<b>Total Administration</b>	<u>543.74</u>	<u>830.58</u>	<u>(286.84)</u>	<u>1,707.78</u>	<u>2,491.75</u>	<u>(783.97)</u>	<u>9,967.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	95.00	125.00	(30.00)	500.00
Grounds Contract	475.00	500.00	(25.00)	1,425.00	1,500.00	(75.00)	6,000.00
Grounds R&M	0.00	16.67	(16.67)	580.00	50.00	530.00	200.00
Irrig R&M	0.00	16.67	(16.67)	0.00	50.00	(50.00)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
Water Management	121.00	121.00	0.00	363.00	363.00	0.00	1,452.00
<b>Total Grounds</b>	<u>596.00</u>	<u>783.51</u>	<u>(187.51)</u>	<u>2,463.00</u>	<u>2,350.50</u>	<u>112.50</u>	<u>9,402.00</u>
<b>Utilities</b>							
Electric- Lights	180.46	183.33	(2.87)	356.82	550.00	(193.18)	2,200.00
Electric - Pump	55.03	83.33	(28.30)	154.30	250.00	(95.70)	1,000.00
<b>Total Utilities</b>	<u>235.49</u>	<u>266.66</u>	<u>(31.17)</u>	<u>511.12</u>	<u>800.00</u>	<u>(288.88)</u>	<u>3,200.00</u>
<b>Total Expense</b>	<u>1,375.23</u>	<u>1,880.75</u>	<u>(505.52)</u>	<u>4,681.90</u>	<u>5,642.25</u>	<u>(960.35)</u>	<u>22,569.00</u>
<b>Net Ordinary Income</b>	480.84	0.00	480.84	2,299.64	1,279.00	1,020.64	5,116.00

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**Mango Park Homeowners Association, Inc.**  
**Revenue & Expense - Comparison Actual To Budget**  
**March 2017**

	<u>Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.07			6.54			
Transfer to Reserve	0.00	0.00	0.00	1,279.00	1,279.00	0.00	5,116.00
Total Other Expense	1.07	0.00	1.07	1,285.54	1,279.00	6.54	5,116.00
Net Other Income	(1.07)	0.00	(1.07)	(1,285.54)	(1,279.00)	(6.54)	(5,116.00)
Net Income	<u>479.77</u>	<u>0.00</u>	<u>479.77</u>	<u>1,014.10</u>	<u>0.00</u>	<u>1,014.10</u>	<u>0.00</u>